QUITCLAIM DEED

ASHLEY BRIANNA CONOVER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 03/25/2025

THIS INSTRUMENT WAS PREPARED BY
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Nicholas Eagles and Lillie Eagles	Nicholas Eagles and Lillie Eagles	53-16-268
(NAME)	(NAME)	
744 Stone Hedge Drive	744 Stone Hedge Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20211746

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, John Eagles , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Nicholas Eagles and Lillie Eagles, hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 14 on the plan of Stone Hedge, Section 4, as of record in Plat Book 9700, page 265, and amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to John Eagles, Nicholas Eagles and Lillie Eagles, joint tenants, by Warranty Deed from Robert B. Farley, dated November 7, 2016 and filed of record in Instrument No. 20161109-0118602, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 744 Stone Hedge Drive, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand 15th day of July, 2021.

John Eagles

Karen Johnson Davidson County
Batch# 680321 **DEEDQC**
07/21/2021 09:35:11 AM 1 pg
Fees: $12.00 Taxes: $0.00

20210721-0097605

JESSICA ANN MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, John Eagles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of July, 2021.

Notary Public
My Commission Expires: 3/25/25

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075